

6/31

THE CITY OF CLEVELAND
DEPARTMENT OF BUILDING & HOUSING
DIVISION OF CODE ENFORCEMENT
601 LAKESIDE AVE. CLEVELAND, OH 44114

NOTICE OF VIOLATION OF BUILDING AND HOUSING ORDINANCES

WARD: 3

CENSUS TRACT: 103200

ISSUE DATE: 4/23/2013

PROP. ADDRESS: 1616 W 25 ST, CLEVELAND, OH
44113

PPN: 00328025

AKA:

----- RESPONSIBLE PARTY(S) -----

CLEAR CHANNEL
CARE OF(DAVID YALE)
12222 PLAZA DRIVE
CLEVELAND, OH 44130

~~OJALA~~
OJALA PROPERTIES LLC
2515 FRANKLIN BLVD
CLEVELAND, OH 44113
216-469-0439

OJALA PROPERTIES LLC
CARE OF MARIA KECKAN
1616 W.25
CLEVELAND, OH 44113
216-469-0439

OCCUP./USE: Sign

KIND OF STRUCTURE:

ZONING DISTRICT: General Retail

NUMBER OF DWELLING UNITS: 2

TYPE OF VIOLATION: Display Signs

INSPECTION DATE: 04/22/2013

VIOLATION #: V13013631

THIS NOTICE SHALL BE COMPLIED WITH AND ALL VIOLATIONS CORRECTED BY THE BELOW LISTED "COMPLY DATE".

FAILURE TO COMPLY WITH THIS NOTICE WILL RESULT IN PROSECUTIVE ACTION OR PENALTY AS PROVIDED BY LAW.

PLEASE CONTACT THE INSPECTOR UPON RECEIPT OF THIS NOTICE.

RIGHT TO APPEAL

You have the right to appeal this notice. If you wish to appeal, you must file a written appeal within 30 days of the issuance date on this notice. The appeal must be filed at:

Cleveland City Hall
601 Lakeside Avenue, Room 516
Cleveland, Ohio 44114

TO CONTACT YOUR INSPECTOR CALL MONDAY THRU FRIDAY.

INSPECTOR: ROBERT SANTORA

PHONE: 664-4474

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- The angle brace from column 5 back is disconnected due to corrosion/shear of the bolt and the horizontal angle member between columns 5 & 6 is bent (Photos 11 & 12)
- The horizontal angle brace between columns 6 & 7 is bent
- Column 7 was observed to have severe corrosion on the north and south flanges (Photos 13 & 14).
- The amount of corrosion on the south flange appears to have removed approximately 2/3 of the material with the north side losing approximately 50% of the material
- The angle brace on the end is missing the bolt to secure both the horizontal member and diagonal member (Photo 15)
- Other items noted were missing bolts securing the north catwalk to the angle members (Photo 16).
- A wood member is partially secured at the west end of the billboard and hanging loosely at the other end
- The wood at the east end was observed to be partially swaying in the wind, although it does not appear to be disconnected from the structure
- Several straps were observed to be loosely hanging and could become a projectile hazard in the right wind conditions

The billboard is also, missing the south sign and the east sign on the north side.

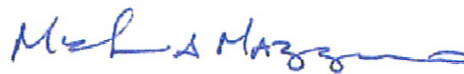
Also, the fiberglass panel at the bottom of the billboard was observed to have the west section missing and portions along the top are missing pieces.

Based on our field observations, it is our opinion that the billboard structure has serious structural deficiencies that require immediate action. Deficiencies such as the leaning of the structure, uplifting of the foundation, the loss of structural elements (braces, bolts, etc.), damaged members, deteriorated and corroded members. Given the current structural condition for the structure, it is our opinion that the structure is not likely to withstand the design loads for a billboard sign as required by the building code. In fact, the structure may fail under loading that is less than the required design load per the building code. It is our opinion that the billboard structure in its current state represents public safety concerns.

We believe this report fulfills your recent request for a structural assessment of the billboard located at 1616 West 25th Street, Cleveland Ohio. Should you have any questions, please do not hesitate to call or email.

Distribution: Maria Keckan (Ojala Properties); B&H File

Signed: _____



Michael A. Mazzocco, PE
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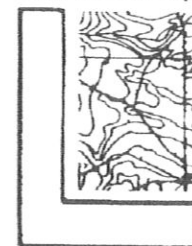
May 10, 2013

Mr. Scott J. Robinson, Esq.
Schneider, Smeltz, Ranney & Lafond PLL
111 Superior Avenue, Suite 1000
Cleveland, OH 44114

srobinson@ssrl.com

Re: Ojala Properties, LLC Billboard
1616 W. 25th Street
Cleveland, Ohio
DVL Job No. 7119

David V. Lewin Corp.



GEOTECHNICAL
ENGINEERING

SUITE 340
CAXTON BUILDING
812 HURON ROAD
CLEVELAND, OHIO
44115-1126

Dear Mr. Robinson:

Per our May 7, 2013 proposal and your prior verbal authorization, we have proceeded with the **Task 1 site observation and assessment** of the subject billboard. An independent report on the structure is being prepared by your structural engineer.

We visited the site on May 6, 2013. It is located on the northwest corner of West 25th Street and Franklin Street. The site contains a restaurant and asphalt parking lot and is bound on the north property line by a concrete wall, several feet high. The subject billboard is on the north end of the site, between the concrete wall and either the parking lot or an alfresco dining area.

The billboard is 48 feet long and 12 to 14 feet high. Its bottom is approximately 16 feet above the ground and is supported by 7, full-height, 6-inch by 6-inch, wide flange, steel columns. The columns are laterally braced below the billboard by a steel angle frame to the north. The bottom angle is bolted to a plate which is welded to a steel rod that extends into the ground. Markings for the underground gas line were observed to be entwined with the sign's north foundations.

The subject billboard is in a state of disrepair and is leaning noticeably to the south. The wide flange columns extend into the ground where they are encased in concrete, approximately 18 to 24 inches in diameter. The concrete foundations are leaning congruently with the steel columns with no buckling of the columns observed at the ground surface. The steel rods at the base of the angle support frames are being pulled out of the ground, indicating inadequate support for these rods. Based on our observations the foundation system has failed.

In its present state the sign is dangerous and represents a hazardous condition. It should be dismantled with caution, due to its close proximity to the gas and water lines, to prevent further hazard. Due to the current state of leaning and proximity to the gas line, if the sign continues to move a catastrophic event is inevitable.

Please do not hesitate to call if you have questions or need clarification of any of the above. We reserve the right to modify this letter if more information becomes available.

Respectfully Submitted,
DAVID V. LEWIN CORP.

JA Recktenwald, PhD, PE
Vice President

PHONE: (216) 696-8151
FAX: (216) 696-8154

19/31

David P. Knapik, LLC.,
3123 Warren Rd
Cleveland, Oh 44111
Board of Certified Safety Professionals
Certificate # 12109
216-941-1015

Date: 4/29/2013

Ojala Properties, LLC
2515 Franklin Blvd.
Cleveland, Oh 44113
Contact: Maria Keckan

Regarding billboard structure on property:
1616 West 25th Street
Cleveland Ohio 44113

Inspection was performed on 14 x 48 steel multi-post billboard structure on the northeast corner of property on 4/27/2013.

Structure is missing billboard panels. The backing (mounting panels) and advertising facings are missing and the structure underneath reveals the following:

Vertical main-support steel I-beam 2nd from east end, web is rusted completely through at ground level.

Several of the vertical main support I-Beams are leaning 3 to 5 degrees to the south.

Foundation of east-most I-Beams possibly failing. Surrounding pavement is severely cracked possibly indicating foundation is failing.

Damage and deterioration noted in the horizontal and diagonal braces.

Stringers are damaged, bent, deteriorated (both upper and lower stringers)

Two diagonal braces are disconnected and a third is missing altogether.

Rear supports: several welds that attach to ground plate to support members are deteriorated.

Diagonal catwalk support at west end is bent and damaged.

Many ratchet straps hanging loose – falling off.

Name plate skirting is missing west end portion of structure – rest of material is deteriorated, bent, damaged.

All of the steel rods of the supporting braces are pulling out the ground and this condition is progressively worse from west to east, with the worst at the east end of the foundation where the main support beams are failing.

It is my observation that this structure has been significantly compromised and should be evaluated by a licensed structural engineer.

Signed by:

David Knapik
David P. Knapik, CSP